

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: West Shoreline / 1

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 253 (Sub-Areas 1, 2, 3, 6) ; 5 (Sub-Area 4)

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary (Sub-Areas 1, 2, 3, 6):

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$131,500	\$225,200	\$356,700	\$381,300	93.5%	11.51%
2003 Value	\$137,100	\$238,900	\$376,000	\$381,300	98.6%	11.03%
Change	+\$5,600	+\$13,700	+\$19,300		+5.1%	-0.48%
% Change	+4.3%	+6.1%	+5.4%		+5.5%	-4.17%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.48% and -4.17% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary (Sub-Areas 1, 2, 3, 6):

	Land	Imps	Total
2002 Value	\$140,600	\$225,600	\$366,200
2003 Value	\$146,600	\$240,100	\$386,700
Percent Change	+4.3%	+6.4%	+5.6%

Population - Improved Parcel Summary (Sub-Area 4):

	Land	Imps	Total
2002 Value	\$803,100	\$1,359,600	\$2,162,700
2003 Value	\$839,500	\$1,417,100	\$2,256,600
Percent Change	+4.5%	+4.2%	+4.3%

Number of one to three unit residences in the Population: 3,257 (Sub-Areas 1, 2, 3, 6); 81 (Sub-Area 4)

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in sub areas 1 or 2 were at a lower assessment level and were adjusted upward more than others. Grade 9 homes were at a higher assessment level and needed a downward adjustment. Grade 6 homes located in sub area 3 were at a lower assessment level and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

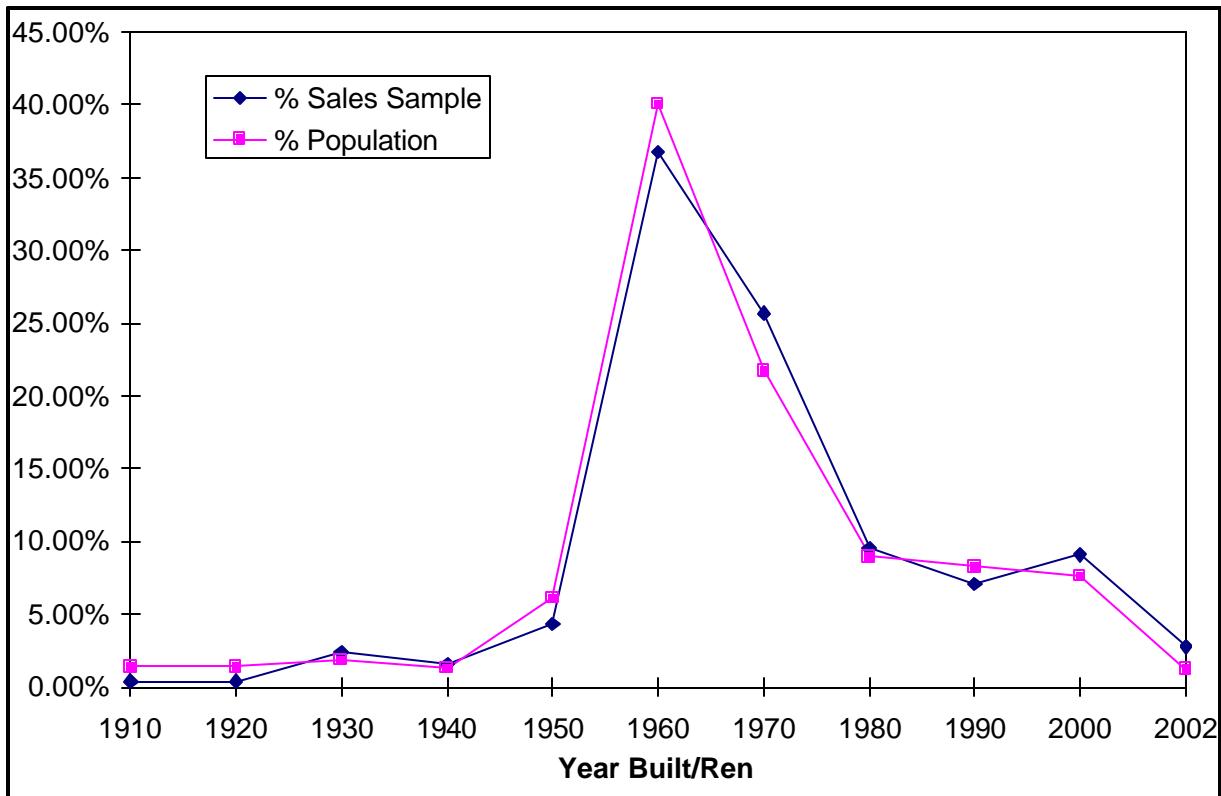
The bulk of analysis came from sales in sub areas 1, 2, 3, and 6 . Sub area 4 comprises The Highlands, a gated estate community having typical sale prices well in excess of the rest of the area, and is therefore not considered as equivalent. For this reason a separate analysis was made of sales in 1-4 . As there were only 5 usable sales, this was not considered to be sufficient representation for an across the board adjustment, so a more conservative approach was taken.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.40%
1920	1	0.40%
1930	6	2.37%
1940	4	1.58%
1950	11	4.35%
1960	93	36.76%
1970	65	25.69%
1980	24	9.49%
1990	18	7.11%
2000	23	9.09%
2002	7	2.77%
	253	

Population		
Year Built/Ren	Frequency	% Population
1910	46	1.41%
1920	45	1.38%
1930	61	1.87%
1940	42	1.29%
1950	200	6.14%
1960	1305	40.07%
1970	708	21.74%
1980	291	8.93%
1990	270	8.29%
2000	249	7.65%
2002	40	1.23%
	3257	

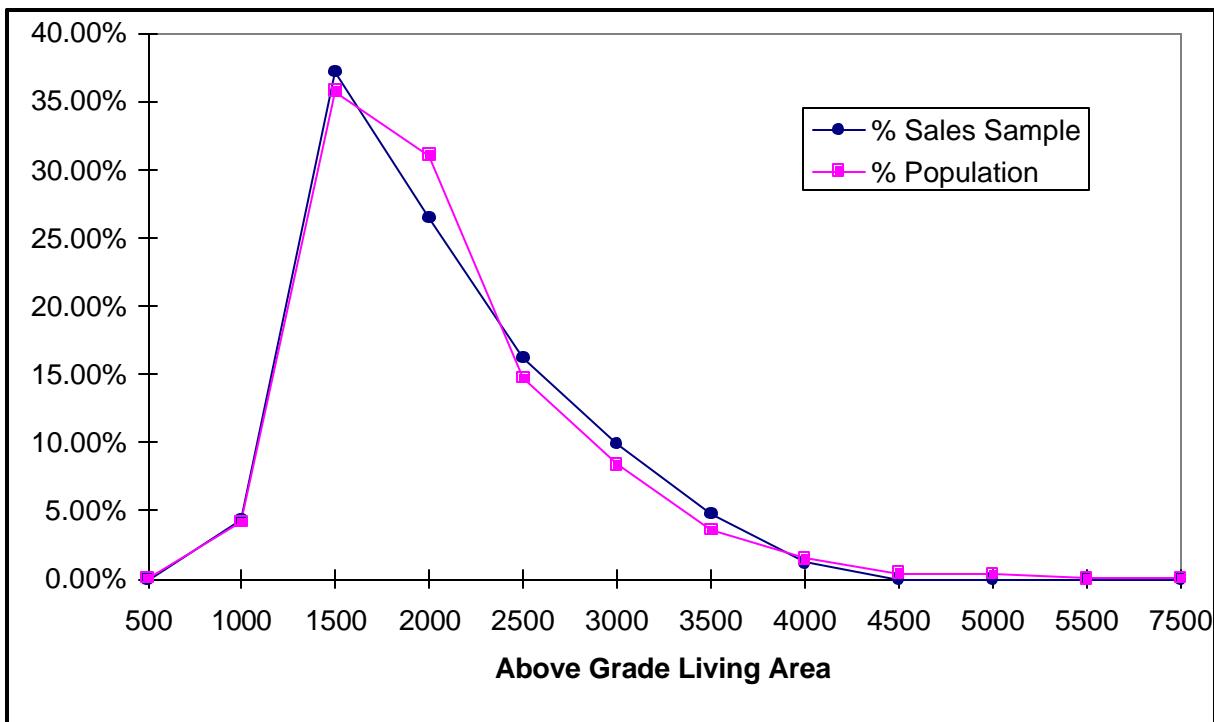


The sales sample frequency distribution follows the population very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	4.35%
1500	94	37.15%
2000	67	26.48%
2500	41	16.21%
3000	25	9.88%
3500	12	4.74%
4000	3	1.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	253	

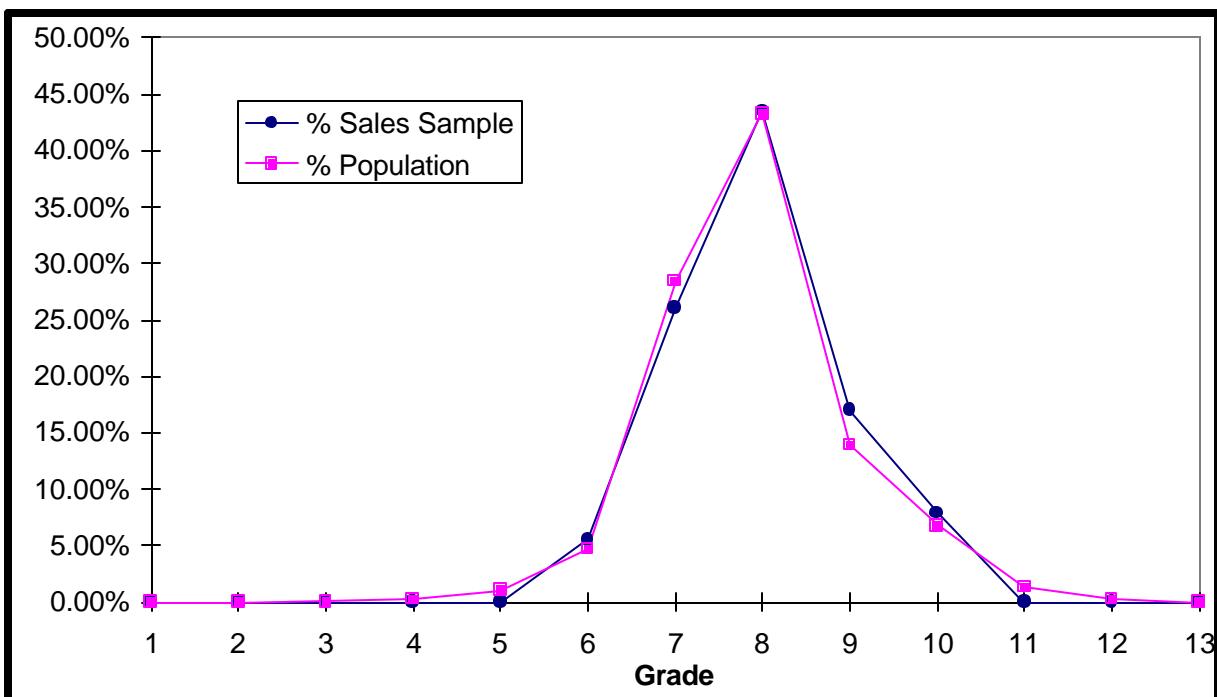
Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	136	4.18%
1500	1164	35.74%
2000	1011	31.04%
2500	479	14.71%
3000	273	8.38%
3500	117	3.59%
4000	48	1.47%
4500	13	0.40%
5000	11	0.34%
5500	1	0.03%
7500	2	0.06%
	3257	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

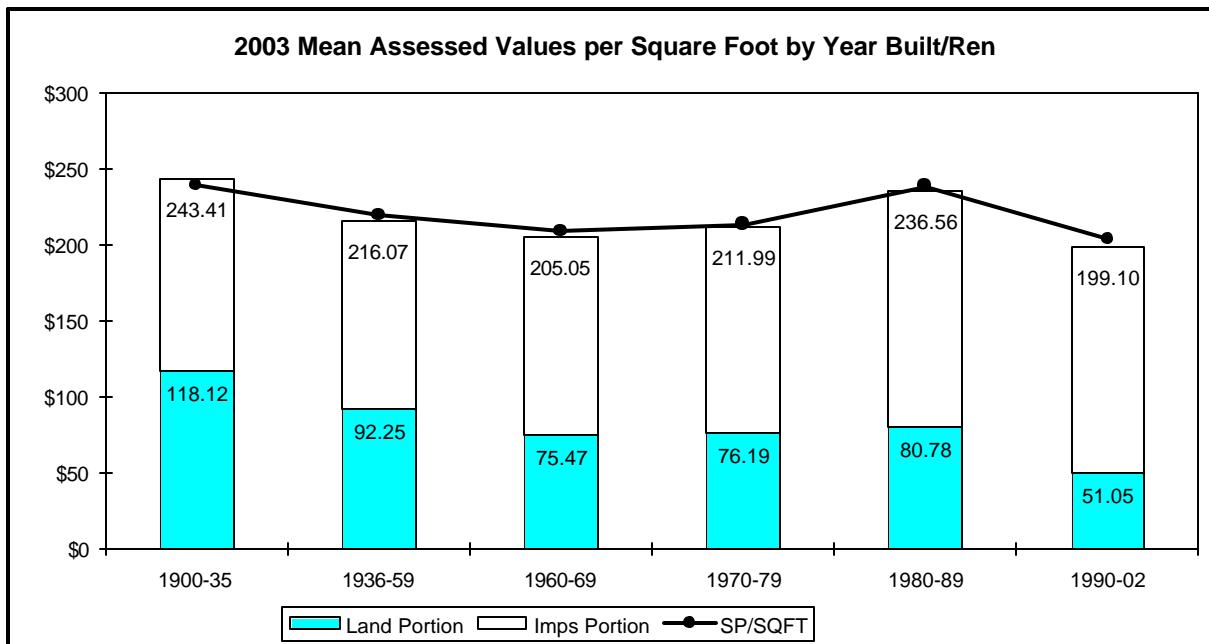
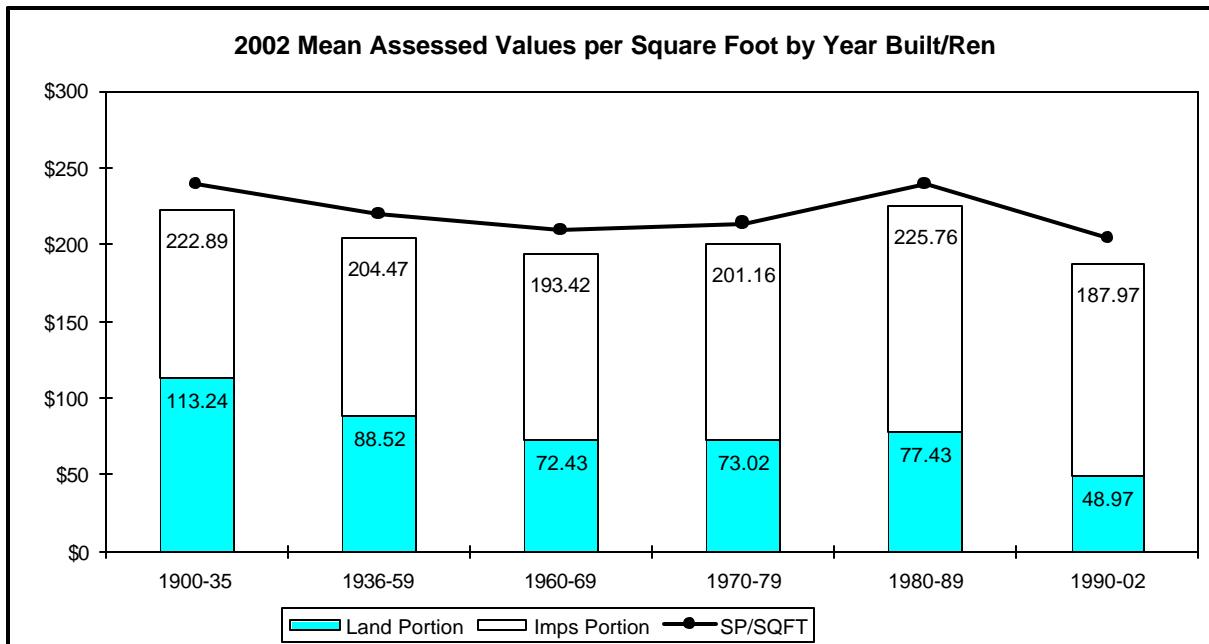
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.03%
4	0	0.00%	4	8	0.25%
5	0	0.00%	5	34	1.04%
6	14	5.53%	6	154	4.73%
7	66	26.09%	7	926	28.43%
8	110	43.48%	8	1410	43.29%
9	43	17.00%	9	452	13.88%
10	20	7.91%	10	220	6.75%
11	0	0.00%	11	43	1.32%
12	0	0.00%	12	9	0.28%
13	0	0.00%	13	0	0.00%
		253			3257



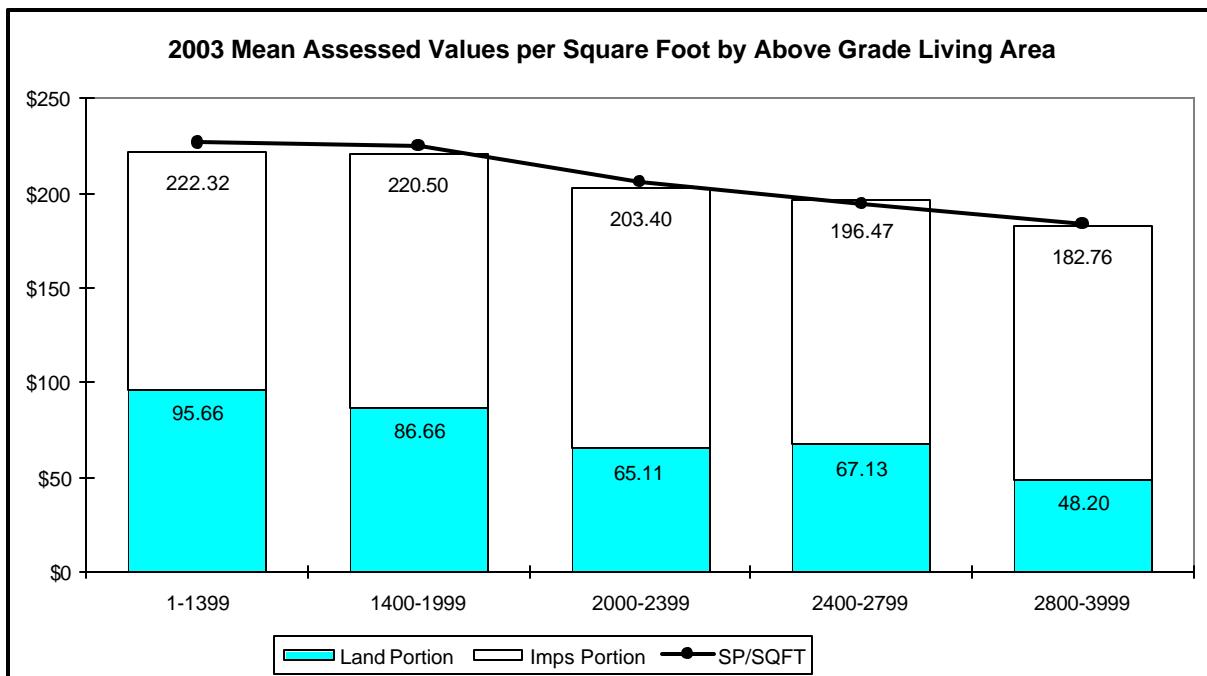
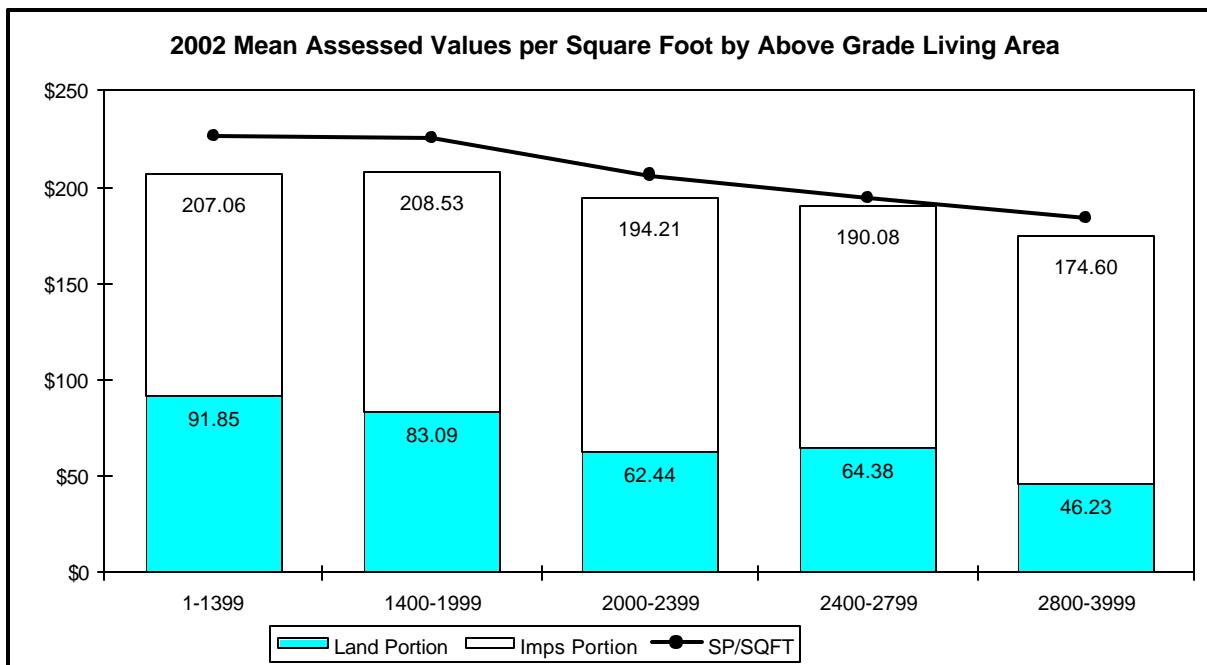
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



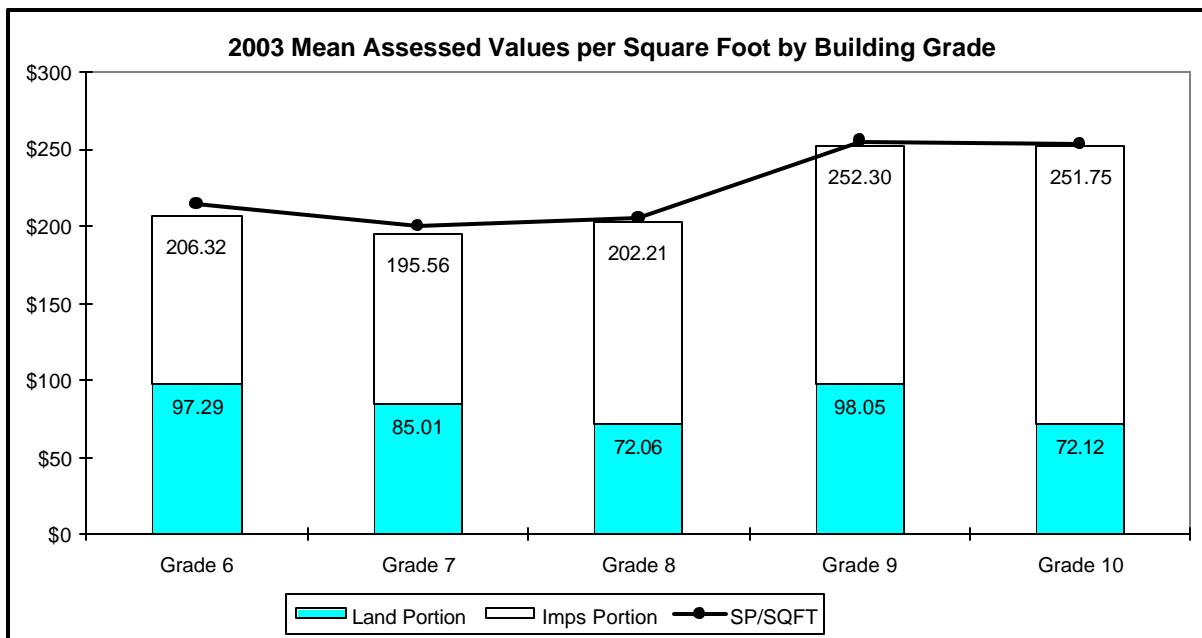
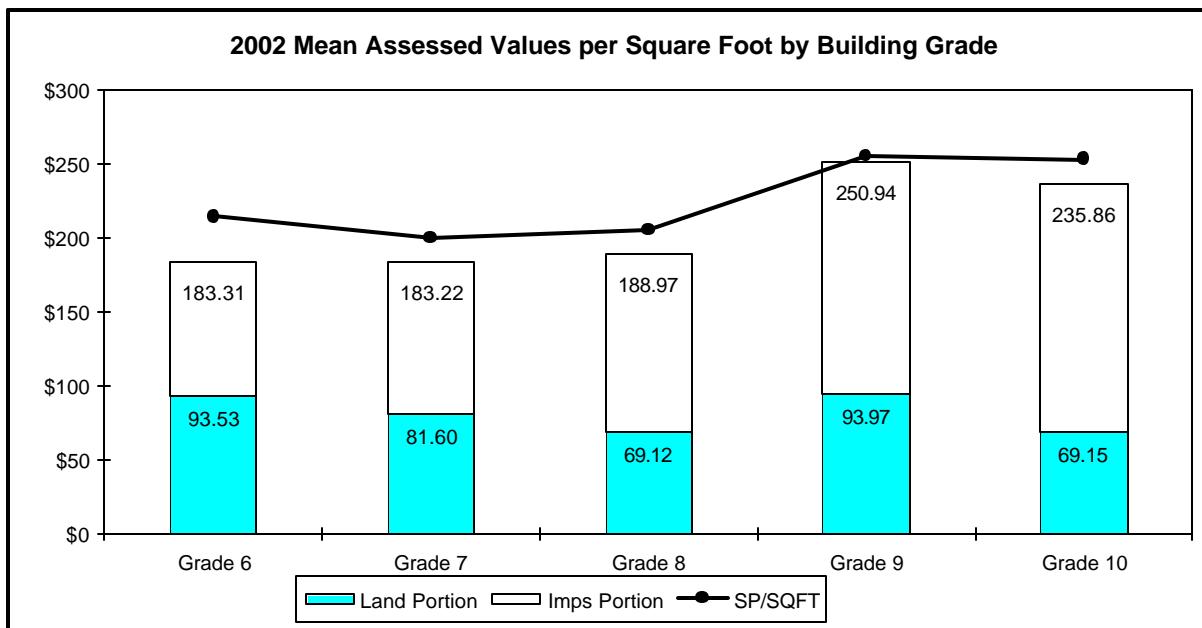
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on 12 usable land sales available in the area and supplemented by the value increase in the sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.3% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

2003 Land Value = 2002 Land Value x 1.046, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 253 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in sub areas 1 or 2 were at a lower assessment level and were adjusted upward more than others. Grade 9 homes were at a higher assessment level and needed a downward adjustment. Grade 6 homes located in sub area 3 were at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is:

$$\begin{aligned} \text{2003 Total Value} &= \text{2002 Total Value} / (0.95576130 - 0.04604083(\text{if Sub Area}=1) \\ &\quad - 0.03717845(\text{if Sub Area}=2) - 0.08078475(\text{if Grade}=6 \text{ and Sub Area}=3) \\ &\quad + 0.05534896(\text{if Grade}=9)) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel: 2003 Total Value = 2002 Total Value * 1.046 (rounded down), then 2003 Imps Value = 2003 Total Value – 2003 Land Value
 - * If “accessory improvements only”: 2003 Total Value = 2002 Total Value * 1.046 (rounded down), then 2003 Imps Value = 2003 Total Value – 2003 Land Value
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There are no mobile homes in area 1.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 1 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.63%

Sub Area 1	Yes
% Adjustment	5.30%
Sub Area 2	Yes
% Adjustment	4.23%
Grade 6 & Sub Area 3	Yes
% Adjustment	9.66%
Grade 9	Yes
% Adjustment	-5.73%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 home located in Sub Area 2 would *approximately* receive a 3.13% upward adjustment (4.63% - 5.73% + 4.23%).

40% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

There are 669 properties located in Sub Area 1. For this category there were 47 sales.

There are 952 properties located in Sub Area 2. For this category there were 80 sales.

There are 67 grade 6 homes located in Sub Area 3. For this category there were 10 sales.

There are 452 grade 9 homes in area 1. For this category there were 43 sales.

Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.986 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	14	0.861	0.967	12.3%	0.908	1.027
7	66	0.917	0.980	6.9%	0.956	1.003
8	110	0.917	0.981	7.0%	0.958	1.004
9	43	0.987	0.994	0.6%	0.966	1.021
10	20	0.939	1.001	6.6%	0.937	1.065
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1935	9	0.921	1.007	9.4%	0.913	1.101
1936-1959	101	0.937	0.985	5.1%	0.964	1.006
1960-1969	70	0.923	0.976	5.7%	0.949	1.002
1970-1979	24	0.952	1.002	5.2%	0.958	1.047
1980-1989	19	0.970	1.014	4.5%	0.950	1.078
1990-2002	30	0.919	0.971	5.6%	0.933	1.009
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	212	0.935	0.985	5.4%	0.970	1.000
Good	26	0.928	0.974	5.0%	0.931	1.016
Very Good	15	0.957	1.019	6.4%	0.956	1.081
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	176	0.934	0.985	5.4%	0.969	1.001
1.5	15	0.919	0.972	5.8%	0.894	1.049
2	61	0.942	0.992	5.3%	0.963	1.021
2.5	1	0.928	0.969	4.4%	NA	NA
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1 - 1,399	78	0.916	0.982	7.3%	0.959	1.005
1,400 - 1,999	94	0.924	0.976	5.6%	0.951	1.000
2,000 - 2,399	35	0.942	0.986	4.7%	0.950	1.023
2,400 - 2,799	24	0.977	1.010	3.4%	0.970	1.050
2,800 - 3,999	22	0.954	0.998	4.7%	0.943	1.054

Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.986 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

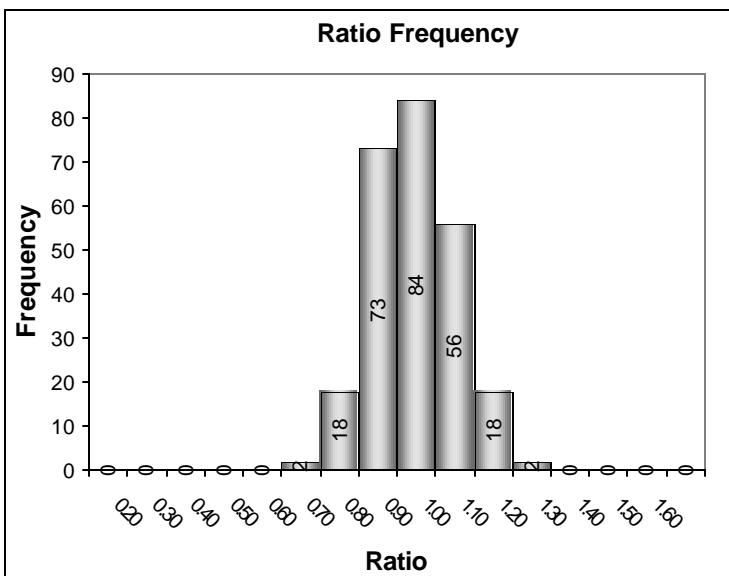
It is difficult to draw valid conclusions when the sales count is low.

View Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	167	0.940	0.995	5.9%	0.979	1.011	
Y	86	0.931	0.976	4.9%	0.950	1.002	
Wft Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	253	0.936	0.986	5.4%	0.973	1.000	
Y	0						
Sub		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	47	0.905	0.979	8.1%	0.941	1.016	
2	80	0.921	0.989	7.4%	0.967	1.012	
3	82	0.940	0.987	5.0%	0.964	1.011	
4	5	0.783	0.819	4.6%	0.556	1.082	
6	44	0.972	0.988	1.7%	0.951	1.024	
Lot Size		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1 - 5,999	14	0.894	0.954	6.7%	0.893	1.015	
6,000 - 9,999	141	0.934	0.999	6.9%	0.981	1.016	
10,000 - 19,999	66	0.930	0.983	5.6%	0.954	1.011	
20,000 - 1.41 AC	32	0.958	0.971	1.4%	0.928	1.014	
Grade 6 and Sub Area 3		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	243	0.937	0.986	5.2%	0.972	1.000	
Y	10	0.871	0.994	14.1%	0.936	1.052	

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2002	Date of Report: 7/14/2003	Sales Dates: 1/2001 - 12/2002
Area 1 - West Shoreline	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	253		
Mean Assessed Value	356,700		
Mean Sales Price	381,300		
Standard Deviation AV	154,292		
Standard Deviation SP	165,211		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.942		
Median Ratio	0.941		
Weighted Mean Ratio	0.935		
UNIFORMITY			
Lowest ratio	0.659		
Highest ratio:	1.263		
Coefficient of Dispersion	9.30%		
Standard Deviation	0.108		
Coefficient of Variation	11.51%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.920		
<i>Upper limit</i>	0.957		
95% Confidence: Mean			
<i>Lower limit</i>	0.928		
<i>Upper limit</i>	0.955		
SAMPLE SIZE EVALUATION			
N (population size)	3257		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.108		
Recommended minimum:	19		
Actual sample size:	253		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	127		
# ratios above mean:	126		
<i>Z:</i>	0.063		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



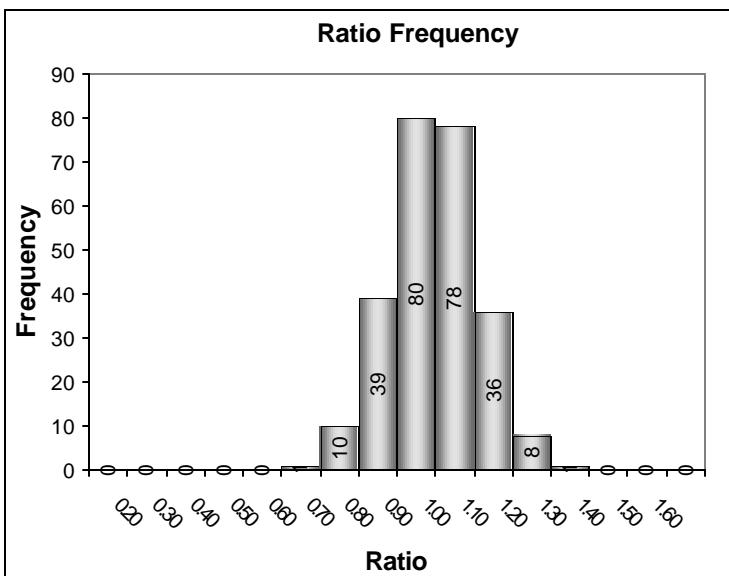
COMMENTS:

1 to 3 Unit Residences throughout area 1 .

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2003	Date of Report: 7/14/2003	Sales Dates: 1/2001 - 12/2002
Area 1 - West Shoreline	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	253		
Mean Assessed Value	376,000		
Mean Sales Price	381,300		
Standard Deviation AV	154,974		
Standard Deviation SP	165,211		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.993		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.688		
Highest ratio:	1.321		
Coefficient of Dispersion	8.87%		
Standard Deviation	0.110		
Coefficient of Variation	11.03%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.013		
95% Confidence: Mean			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.012		
SAMPLE SIZE EVALUATION			
N (population size)	3257		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	253		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	129		
# ratios above mean:	124		
<i>Z:</i>	0.314		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 1 .

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	727810	0615	8/29/02	269,950	880	0	6	1959	4	3,150	Y	N	19501 26TH AV NW
1	727810	0045	6/6/01	240,000	1,390	0	6	1930	4	5,640	Y	N	2625 NW 198TH ST
1	728490	0030	10/1/01	579,500	1,750	0	6	1923	4	6,720	Y	N	19131 RICHMOND BEACH DR NW
1	727710	0280	11/1/01	225,000	910	0	7	1954	3	7,200	Y	N	2414 NW 196TH ST
1	728490	0600	10/9/02	340,000	940	150	7	1940	3	7,680	Y	N	19022 22ND AV NW
1	727810	0690	1/30/02	275,000	1,080	0	7	1952	3	7,200	Y	N	19542 RICHMOND BEACH DR NW
1	728030	0296	6/7/01	270,000	1,320	0	7	1954	3	6,250	Y	N	2003 NW 201ST ST
1	727810	0085	5/31/01	389,900	1,340	590	7	1979	3	5,400	Y	N	2600 NW 197TH ST
1	728490	0305	3/21/02	475,000	1,370	0	7	1926	5	5,008	Y	N	19008 RICHMOND BEACH DR NW
1	727710	0260	9/24/01	320,000	1,430	400	7	1955	3	7,200	Y	N	2403 NW 197TH ST
1	728030	0200	1/23/02	208,500	1,440	0	7	1952	3	8,870	N	N	2007 NW 204TH ST
1	727870	0345	7/11/01	290,000	1,490	100	7	1928	5	8,050	Y	N	19720 21ST AV NW
1	728030	0180	4/23/02	320,000	1,530	320	7	1915	5	8,916	Y	N	2122 NW 204TH ST
1	727710	0740	5/15/01	435,000	2,230	0	7	1908	5	7,200	Y	N	2312 NW 193RD PL
1	728030	0280	1/17/01	390,000	2,930	0	7	1952	5	7,960	Y	N	20104 21ST AV NW
1	022603	9093	4/1/02	425,000	1,260	450	8	1922	5	8,868	Y	N	2302 NW 199TH ST
1	022603	9264	2/20/02	324,585	1,260	400	8	1963	4	7,750	Y	N	2002 NW 199TH ST
1	022603	9014	4/19/01	394,950	1,350	1,260	8	1960	3	11,287	Y	N	2312 NW 199TH ST
1	727870	0010	3/7/02	765,500	1,360	1,590	8	1981	3	7,200	Y	N	19507 22ND PL NW
1	727870	0142	10/18/02	285,000	1,450	1,250	8	1973	3	7,705	N	N	19507 21ST PL NW
1	727710	0669	5/1/02	581,065	1,470	500	8	1964	3	7,200	Y	N	2532 NW 193RD PL
1	727710	0245	5/18/01	320,000	1,480	400	8	1965	3	7,200	Y	N	2417 NW 197TH ST
1	728030	0380	6/14/01	325,000	1,490	940	8	1968	3	7,800	Y	N	20218 24TH AV NW
1	728030	0230	7/3/02	319,000	1,550	700	8	1959	3	7,800	Y	N	20225 20TH AV NW
1	115880	0070	7/25/01	387,500	1,590	770	8	1965	3	8,214	Y	N	20224 23RD PL NW
1	727710	0480	6/26/02	450,000	1,700	810	8	1948	5	10,460	Y	N	2326 NW 194TH PL
1	727710	0316	9/4/02	439,000	1,750	780	8	1993	3	7,800	Y	N	2437 NW 196TH ST
1	022603	9012	6/12/02	395,000	1,800	1,320	8	1967	3	9,960	Y	N	2200 NW 199TH ST
1	728030	0095	2/15/01	425,000	1,890	400	8	1967	3	10,810	Y	N	20107 21ST PL NW
1	728030	0146	4/15/02	359,950	2,220	0	8	1958	3	15,400	N	N	20229 23RD PL NW
1	022603	9024	1/15/02	430,000	2,540	1,030	8	1964	3	13,984	Y	N	19739 20TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	115880	0060	5/18/01	381,500	2,610	0	8	1964	4	8,470	Y	N	20226 23RD PL NW
1	687380	0030	8/30/01	486,000	1,500	850	9	1977	3	7,905	Y	N	2636 NW 202ND PL
1	728490	0235	8/27/01	524,000	1,680	840	9	1971	3	7,200	Y	N	2547 NW 191ST PL
1	715420	0050	10/24/02	438,000	1,920	320	9	1977	3	7,716	Y	N	20213 21ST PL NW
1	727710	0510	8/16/02	444,950	1,930	0	9	1978	3	5,400	Y	N	19414 RICHMOND BEACH DR NW
1	022603	9335	6/18/02	580,880	2,140	1,070	9	1986	3	7,165	Y	N	2602 NW 199TH ST
1	022603	9343	12/14/01	440,000	2,210	500	9	1983	3	9,936	Y	N	20103 24TH AV NW
1	022603	9312	9/5/01	545,000	2,460	0	9	1978	3	8,235	Y	N	20221 RICHMOND BEACH DR NW
1	727870	0141	11/1/01	400,000	2,470	1,390	9	1975	3	8,640	N	N	19514 21ST PL NW
1	727870	0134	8/2/01	520,000	2,970	0	9	2000	3	7,200	Y	N	19510 22ND AV NW
1	727710	0445	8/10/01	570,000	3,550	0	9	1997	3	5,067	Y	N	2341 NW 196TH ST
1	022603	9351	9/23/02	776,500	1,640	1,030	10	1997	3	5,787	Y	N	20211 RICHMOND BEACH DR NW
1	728490	0535	2/13/01	445,000	2,230	650	10	1989	3	7,680	Y	N	19055 21ST AV NW
1	022603	9309	9/10/01	742,000	2,820	1,200	10	1995	3	16,598	Y	N	20229 24TH AV NW
1	727810	0735	7/16/02	769,000	3,090	1,230	10	1985	3	7,220	Y	N	19317 RICHMOND BEACH DR NW
1	022603	9368	7/16/01	945,000	3,210	0	10	1996	3	13,603	Y	N	20225 24TH AV NW
2	012603	9236	3/8/01	202,000	1,090	0	6	1946	3	10,800	N	N	19518 15TH AV NW
2	275930	0005	11/15/01	224,575	1,030	580	7	1959	3	7,500	N	N	1410 NW 195TH ST
2	297880	0120	9/29/02	265,000	1,140	1,100	7	1966	3	7,543	N	N	1204 NW 202ND ST
2	275890	0005	3/2/01	225,000	1,180	0	7	1958	3	7,859	N	N	1626 NW 197TH ST
2	550010	0130	6/21/01	264,250	1,230	360	7	1966	3	9,142	N	N	1435 NW 204TH PL
2	022603	9218	3/14/02	260,000	1,240	0	7	1958	3	6,871	N	N	20141 17TH AV NW
2	761870	0020	10/29/02	354,500	1,270	1,070	7	1953	5	13,070	Y	N	19005 11TH AV NW
2	012603	9369	1/2/02	259,950	1,280	0	7	1944	4	11,340	N	N	1280 NW 191ST ST
2	275950	0100	1/23/01	207,500	1,330	0	7	1958	3	8,272	N	N	19909 18TH AV NW
2	761750	0010	3/21/02	236,000	1,330	500	7	1960	3	10,282	N	N	1219 NW RICHMOND BEACH RD
2	012603	9348	7/24/01	216,000	1,350	300	7	1956	3	16,020	N	N	1265 NW RICHMOND BEACH RD
2	022603	9231	9/19/02	253,100	1,410	0	7	1962	3	7,200	N	N	20406 18TH AV NW
2	729170	0040	6/13/01	265,000	1,410	600	7	1955	3	9,039	N	N	1810 NW 197TH ST
2	761870	0030	6/1/01	350,000	1,430	0	7	1955	3	15,500	Y	N	19023 11TH AV NW
2	012603	9102	11/28/01	249,950	1,480	810	7	1933	4	7,470	N	N	1416 NW 197TH ST

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	022603	9292	11/8/02	275,000	1,630	0	7	1968	3	8,657	N	N	19916 18TH AV NW
2	022603	9293	4/24/02	269,000	1,730	0	7	1968	3	8,330	N	N	1717 NW 200TH LN
2	275890	0025	9/24/02	270,000	1,900	0	7	1957	3	11,326	N	N	1602 NW 197TH ST
2	661951	0020	7/30/02	308,000	2,030	0	7	1982	3	7,591	N	N	1622 NW 193RD ST
2	661951	0030	9/13/02	315,000	2,030	0	7	1982	3	7,301	N	N	1621 NW 193RD ST
2	012603	9651	11/8/02	353,000	2,220	0	7	1995	3	7,495	N	N	19856 15TH AV NW
2	012603	9217	1/25/02	228,000	1,170	770	8	1958	3	16,940	N	N	19520 15TH AV NW
2	022603	9286	4/10/01	280,000	1,210	570	8	1968	3	7,234	N	N	20028 17TH AV NW
2	275980	0075	7/6/01	265,000	1,260	680	8	1958	3	8,222	N	N	1670 NW 204TH ST
2	638430	0050	7/1/02	315,000	1,270	500	8	1973	3	14,750	N	N	1226 NW 199TH PL
2	275970	0010	11/12/02	310,000	1,290	0	8	1958	3	9,364	N	N	1836 NW 204TH ST
2	275980	0050	5/15/02	299,950	1,360	400	8	1958	3	11,520	Y	N	20412 16TH PL NW
2	550000	0100	8/23/01	318,000	1,410	1,180	8	1966	3	7,301	N	N	20411 12TH AV NW
2	275980	0100	11/29/01	319,950	1,420	630	8	1961	3	7,720	Y	N	20308 17TH AV NW
2	275980	0021	6/17/02	320,000	1,430	700	8	1961	4	7,900	N	N	20431 16TH PL NW
2	275980	0035	10/19/01	355,000	1,430	800	8	1959	4	8,314	N	N	20432 16TH PL NW
2	297880	0090	4/25/02	240,000	1,450	0	8	1965	3	7,180	N	N	1219 NW 202ND ST
2	275980	0025	11/27/02	390,000	1,480	670	8	1961	4	8,141	N	N	20427 16TH PL NW
2	278200	0090	9/18/01	280,000	1,480	900	8	1959	3	8,010	N	N	1609 NW 191ST ST
2	262180	0040	10/3/02	341,000	1,500	640	8	1969	3	8,638	N	N	1701 NW 199TH ST
2	211090	0015	9/28/01	295,000	1,540	810	8	1965	3	7,875	N	N	19812 12TH AV NW
2	801800	0150	3/24/01	287,000	1,560	1,200	8	1967	3	7,726	Y	N	19716 11TH AV NW
2	761870	0011	6/29/01	312,000	1,560	900	8	1961	3	11,044	N	N	19121 12TH AV NW
2	550000	0010	5/29/02	325,000	1,570	860	8	1965	3	7,239	N	N	20421 12TH PL NW
2	022603	9195	11/14/02	273,000	1,600	600	8	1957	3	7,610	N	N	20142 17TH AV NW
2	262180	0060	6/11/01	284,000	1,610	1,070	8	1968	3	7,420	N	N	1706 NW 199TH ST
2	022603	9281	8/22/02	318,000	1,630	800	8	1968	3	9,677	N	N	20123 15TH AV NW
2	509630	0170	1/16/02	290,500	1,630	0	8	1996	3	2,373	N	N	1410 NW 202ND LN
2	550010	0070	12/26/02	295,000	1,630	200	8	1965	3	7,875	N	N	20410 14TH AV NW
2	928670	0130	2/20/02	370,000	1,670	1,610	8	1968	3	11,300	Y	N	1104 NW 200TH ST
2	279500	0080	9/10/02	342,950	1,720	350	8	1973	3	7,207	N	N	1108 NW 199TH ST

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	517770	0050	3/1/02	339,000	1,730	0	8	1957	3	10,529	N	N	1705 NW 193RD ST
2	022603	9278	2/11/02	325,000	1,760	1,200	8	1967	3	9,661	N	N	20117 15TH AV NW
2	638870	0070	10/9/02	445,000	1,760	1,420	8	1972	3	10,019	N	N	1413 NW 198TH ST
2	550000	0060	4/1/02	252,000	1,780	0	8	1965	3	7,765	N	N	20416 12TH PL NW
2	509630	0030	9/19/02	299,950	1,800	0	8	1997	3	1,950	N	N	1437 NW 202ND LN
2	638870	0030	9/18/02	340,000	1,810	1,100	8	1973	3	9,961	N	N	1443 NW 198TH ST
2	509630	0010	6/22/01	315,000	1,870	0	8	1997	3	2,550	N	N	1441 NW 202ND LN
2	183701	0130	5/11/02	459,950	1,940	920	8	1970	3	10,006	Y	N	827 NW 193RD ST
2	012603	9152	7/16/02	625,000	1,980	930	8	1939	3	61,419	Y	N	18719 8TH AV NW
2	183730	0290	1/21/02	338,500	2,060	1,120	8	1969	3	8,200	N	N	1306 NW 201ST ST
2	012603	9661	6/8/01	325,000	2,270	0	8	1997	3	5,040	N	N	19514 15TH AV NW
2	715470	0040	5/28/02	362,000	2,330	0	8	1968	3	9,943	N	N	1416 NW 198TH ST
2	012603	9653	6/26/01	405,000	2,350	0	8	1997	3	6,982	N	N	19341 8TH AV NW
2	761870	0070	6/15/02	514,500	2,590	0	8	1939	3	15,000	Y	N	19055 11TH AV NW
2	183730	0340	7/5/01	352,500	2,620	0	8	1968	3	7,200	N	N	1408 NW 201ST ST
2	801970	0080	8/17/01	354,000	2,640	0	8	1975	3	10,500	N	N	811 NW 197TH ST
2	664990	0193	4/18/01	430,000	2,850	0	8	1997	3	7,951	N	N	823 NW 200TH ST
2	638870	0040	2/5/02	385,000	3,110	0	8	1972	3	9,975	N	N	1435 NW 198TH ST
2	183730	0260	8/22/01	287,000	1,800	0	9	1968	3	7,291	N	N	1315 NW 201ST ST
2	664990	0291	4/30/02	475,000	2,060	1,230	9	1979	3	7,510	Y	N	905 NW 200TH ST
2	761870	0095	8/7/02	540,000	2,130	660	9	1982	3	7,225	Y	N	19081 11TH AV NW
2	664990	0213	6/20/01	440,000	2,360	550	9	2000	3	7,387	N	N	19827 8TH AV NW
2	664990	0214	11/12/01	419,850	2,360	550	9	2000	3	7,277	N	N	19829 8TH AV NW
2	761870	0101	11/13/01	513,130	2,530	370	9	1995	3	15,927	Y	N	19324 12TH AV NW
2	664990	0239	4/18/02	517,500	2,620	0	9	1999	3	7,556	Y	N	965 NW 198TH PL
2	022603	9370	1/16/02	427,000	2,750	0	9	1998	3	8,065	N	N	1700 NW 200TH ST
2	012603	9075	3/13/01	495,000	2,800	940	9	2001	3	5,297	N	N	19714 15TH AV NW
2	664990	0245	10/2/02	536,000	2,920	0	9	1999	3	5,465	Y	N	970 NW 198TH PL
2	664990	0240	11/20/02	590,000	2,950	0	9	1999	3	6,280	Y	N	980 NW 198TH PL
2	329880	0100	3/13/01	474,900	3,100	0	9	2000	3	16,852	N	N	20408 12TH AV NW
2	761870	0031	10/2/02	580,000	2,060	1,540	10	2002	3	10,721	Y	N	19022 12TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	022603	9074	4/4/02	457,500	2,160	460	10	1997	3	6,600	Y	N	19704 20TH AV NW
2	012603	9159	9/21/01	590,000	2,640	1,920	10	1977	3	19,040	Y	N	1023 NW 190TH ST
2	329880	0010	1/17/02	599,000	3,500	640	10	2001	3	20,807	N	N	805 205TH AV NE
3	728230	0215	9/7/01	196,600	770	0	6	1953	3	7,300	N	N	118 N 181ST ST
3	631150	0025	12/27/02	214,000	810	0	6	1952	3	7,600	N	N	332 NW 182ND ST
3	631150	0010	5/20/02	209,950	870	0	6	1951	3	8,160	N	N	350 NW 182ND ST
3	728230	0185	4/27/01	181,950	910	0	6	1953	3	7,300	N	N	125 N 182ND ST
3	728230	0055	7/27/01	195,000	980	0	6	1953	3	7,000	N	N	109 N 184TH ST
3	728230	0070	2/25/02	185,000	1,000	0	6	1953	3	6,500	N	N	131 N 184TH ST
3	728230	0205	4/23/01	185,000	1,080	0	6	1953	3	7,300	N	N	130 N 181ST ST
3	672270	0020	4/9/01	220,000	1,200	0	6	1954	4	8,386	N	N	617 NW 183RD ST
3	728230	0245	12/31/02	173,000	1,200	0	6	1953	3	8,385	N	N	18112 PALATINE AV N
3	728230	0075	11/29/01	197,200	1,220	0	6	1953	3	7,000	N	N	137 N 184TH ST
3	040510	0355	12/18/01	207,500	920	0	7	1954	3	8,280	N	N	16838 PALATINE AV N
3	728230	0015	7/23/01	234,500	950	850	7	1953	4	5,900	N	N	114 N 184TH ST
3	727930	0016	3/1/02	194,950	1,010	0	7	1951	3	9,380	N	N	621 NW 185TH ST
3	040510	0265	1/30/01	225,000	1,030	490	7	1954	4	8,150	N	N	106 N 168TH ST
3	728310	0010	4/24/01	212,500	1,050	0	7	1921	5	10,320	N	N	18024 1ST AV NW
3	310270	0175	4/23/02	280,000	1,100	570	7	1955	4	8,500	N	N	101 NW 173RD ST
3	310270	0180	4/19/01	240,000	1,100	570	7	1955	4	8,500	N	N	109 N 173RD ST
3	310270	0190	2/19/02	230,000	1,100	810	7	1955	3	7,938	N	N	125 NW 173RD ST
3	040510	0035	7/24/02	225,000	1,120	0	7	1956	3	10,890	N	N	234 N 171ST ST
3	619070	1076	8/23/01	255,000	1,140	790	7	1959	3	11,711	N	N	17257 GREENWOOD PL N
3	122603	9105	9/19/02	243,000	1,150	670	7	1958	3	11,494	N	N	116 NW 176TH PL
3	619070	1110	3/26/01	252,000	1,180	410	7	1976	3	8,460	N	N	17264 GREENWOOD PL N
3	286770	0030	7/20/01	180,000	1,200	0	7	1955	3	7,895	N	N	17330 PALATINE AV N
3	743750	0005	2/16/01	206,000	1,200	0	7	1958	4	9,120	N	N	104 N 178TH ST
3	310270	0195	4/11/02	270,000	1,230	0	7	1955	5	7,938	N	N	133 N 173RD ST
3	040510	0175	8/21/02	248,500	1,240	600	7	1956	3	7,800	N	N	137 N 168TH ST
3	619070	1074	6/18/02	266,000	1,240	450	7	1960	3	7,800	N	N	335 N 175TH ST
3	122603	9078	6/21/02	280,000	1,250	660	7	1958	3	11,133	N	N	17822 1ST AV NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	259640	0050	12/4/01	232,650	1,260	0	7	1963	4	7,955	N	N	18522 6TH AV NW
3	619070	1208	5/23/01	204,950	1,270	0	7	1977	3	8,700	N	N	17225 DAYTON AV N
3	950850	0055	8/30/01	260,000	1,300	800	7	1954	3	10,088	N	N	18517 1ST AV NW
3	040510	0180	6/5/01	218,000	1,310	0	7	1956	3	7,800	N	N	203 N 168TH ST
3	040510	0365	3/15/02	225,000	1,320	0	7	1954	3	8,280	N	N	16826 PALATINE AV N
3	286770	0005	6/6/01	260,000	1,330	600	7	1956	4	11,175	N	N	17233 PALATINE AV N
3	064170	0060	10/5/01	248,000	1,350	550	7	1964	3	10,524	N	N	18541 PALATINE PL N
3	064180	0040	1/23/01	217,000	1,350	680	7	1964	3	9,425	N	N	405 N 179TH PL
3	040510	0125	4/19/01	223,000	1,420	0	7	1956	3	7,300	N	N	16819 1ST AV NW
3	064190	0020	10/22/02	252,000	1,460	0	7	1965	3	6,650	N	N	416 N 180TH ST
3	025910	0050	4/18/01	315,000	1,480	0	7	1962	3	8,500	N	N	416 NW 181ST ST
3	122603	9095	7/18/02	268,000	1,560	0	7	1958	3	11,727	N	N	124 N 180TH ST
3	040510	0140	5/6/02	239,500	1,780	0	7	1955	3	13,000	N	N	16803 1ST AV NW
3	727930	0065	5/21/02	290,000	2,020	0	7	1954	3	16,931	N	N	321 NW 185TH ST
3	672270	0005	10/18/01	279,500	2,760	0	7	1953	5	7,995	N	N	637 NW 182ND ST
3	727930	0059	10/23/02	307,500	1,130	700	8	1978	4	8,536	N	N	18412 3RD PL NW
3	303780	0140	10/23/02	190,000	1,200	540	8	1961	3	7,062	N	N	17803 3RD AV NW
3	727930	0038	6/4/02	295,000	1,250	370	8	1964	3	10,560	N	N	333 NW 183RD ST
3	303850	0020	7/9/01	255,000	1,260	480	8	1959	4	8,000	N	N	17042 2ND AV NW
3	619070	1205	9/12/02	246,500	1,260	300	8	1959	3	10,075	N	N	17207 DAYTON AV N
3	558700	0060	5/14/02	269,950	1,270	300	8	1960	3	10,375	N	N	200 NW 177TH ST
3	122603	9092	12/3/01	244,000	1,290	1,050	8	1958	5	8,100	N	N	17551 1ST AV NW
3	309580	0090	4/23/01	280,000	1,290	0	8	1965	4	7,400	N	N	18203 6TH AV NW
3	025910	0010	6/6/02	285,000	1,320	250	8	1962	3	8,914	N	N	430 NW 180TH ST
3	329370	0535	9/30/02	305,000	1,390	700	8	1951	3	7,755	N	N	16024 GREENWOOD AV N
3	115870	0120	10/8/01	260,000	1,420	480	8	1967	3	8,200	N	N	17625 6TH AV NW
3	781890	0010	3/13/02	275,000	1,440	740	8	1967	3	7,313	N	N	17811 1ST AV NW
3	287550	0030	4/9/01	278,000	1,470	1,350	8	1962	3	7,900	N	N	317 NW 176TH ST
3	040510	0395	3/23/01	270,000	1,480	140	8	1963	3	11,720	N	N	16824 CARLYLE HALL RD NW
3	619070	1293	1/23/02	276,000	1,530	500	8	1965	3	8,584	N	N	17005 DAYTON AV N
3	950810	0020	12/20/01	225,000	1,530	0	8	1954	3	12,096	N	N	18532 3RD AV NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	115870	0040	8/15/02	295,000	1,600	190	8	1960	3	7,200	N	N	666 NW 178TH ST
3	329370	0465	8/24/02	293,600	1,650	850	8	1960	3	11,647	N	N	344 N GREENWOOD DR
3	950850	0045	8/22/02	279,500	1,650	0	8	1954	4	12,934	N	N	18506 1ST AV NW
3	122603	9063	2/26/02	250,000	1,680	580	8	1958	3	8,100	N	N	17559 1ST AV NW
3	671310	0020	10/23/01	260,000	1,730	0	8	1977	3	7,790	N	N	407 N 182ND CT
3	619070	0395	1/23/02	380,000	1,740	1,050	8	1967	3	19,200	N	N	17841 6TH AV NW
3	314890	0030	10/10/01	249,000	1,760	500	8	1969	3	8,165	N	N	17818 6TH AV NW
3	619070	0582	9/20/02	395,000	1,790	1,000	8	1964	3	11,583	N	N	813 NW 180TH ST
3	619070	0396	7/19/02	289,500	1,810	0	8	1942	3	15,555	N	N	631 NW 180TH ST
3	619070	0396	9/17/01	272,000	1,810	0	8	1942	3	15,555	N	N	631 NW 180TH ST
3	950810	0035	2/27/02	225,000	1,860	0	8	1954	3	9,750	N	N	18510 3RD AV NW
3	012603	9675	6/6/01	314,000	1,900	0	8	2001	3	7,364	N	N	310 NW 185TH ST
3	619070	0590	10/17/02	452,000	2,060	760	8	1965	3	11,700	N	N	17900 10TH AV NW
3	950850	0100	6/20/02	288,000	2,080	450	8	1954	3	7,980	N	N	18515 2ND AV NW
3	286800	0035	12/3/02	290,000	2,150	0	8	1958	3	7,839	N	N	340 NW 177TH ST
3	619070	1285	10/30/01	332,500	2,170	0	8	2001	3	8,699	N	N	17029 DAYTON AV N
3	619070	1287	12/19/01	333,000	2,170	0	8	2001	3	8,614	N	N	17025 DAYTON AV N
3	619070	1295	1/16/02	350,000	2,250	0	8	1965	3	9,191	N	N	17003 DAYTON AV N
3	122603	9089	9/25/02	290,000	2,320	0	8	1958	3	9,477	N	N	112 N 180TH ST
3	025910	0020	6/15/01	339,500	2,650	0	8	1961	3	8,740	N	N	427 NW 181ST ST
3	619070	0516	7/22/02	650,000	3,180	800	8	1962	4	15,000	Y	N	17524 10TH AV NW
3	619070	0546	11/26/02	385,000	2,040	750	9	1972	3	9,900	Y	N	835 NW 177TH PL
3	727930	0132	12/5/02	412,000	3,030	0	9	1977	3	18,150	N	N	630 NW 180TH ST
6	619070	0663	3/27/01	399,500	1,270	1,000	7	1946	3	14,800	Y	N	1009 NW 178TH ST
6	358530	0425	7/5/02	440,000	1,040	720	8	1953	3	20,450	Y	N	18770 RIDGEFIELD RD NW
6	358530	0175	4/10/02	540,000	1,350	650	8	1957	3	20,870	Y	N	18331 RIDGEFIELD RD NW
6	619070	0693	3/21/01	399,500	1,590	1,000	8	1959	3	9,200	N	N	1004 NW 175TH PL
6	358650	0810	9/12/01	340,000	1,610	1,000	8	1977	3	21,420	N	N	16741 10TH AV NW
6	358650	0010	6/7/02	421,000	1,640	800	8	1954	3	16,470	Y	N	1320 NW 175TH ST
6	358650	1075	3/4/02	375,000	1,780	1,060	8	1958	3	31,720	N	N	1075 NW 167TH ST
6	358530	0337	6/11/02	645,000	1,890	1,810	8	1955	3	43,560	N	N	1048 NW INNIS ARDEN DR

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	358590	0750	6/25/01	435,000	1,990	0	8	1953	3	22,302	N	N	1463 NW 186TH ST
6	358590	0700	12/12/01	365,000	2,050	0	8	1950	3	20,000	N	N	1435 NW 188TH ST
6	358590	0700	6/19/01	340,000	2,050	0	8	1950	3	20,000	N	N	1435 NW 188TH ST
6	358590	0915	11/19/02	384,950	2,580	0	8	1948	3	20,283	N	N	1536 NW 186TH ST
6	358590	0740	4/19/01	435,000	2,710	0	8	1965	5	20,000	N	N	1450 NW 186TH ST
6	358650	0650	8/28/02	525,000	2,710	0	8	1952	3	30,400	N	N	17244 12TH AV NW
6	358590	0615	1/9/01	675,000	1,510	0	9	1958	3	26,728	Y	N	17717 17TH AV NW
6	358650	0340	9/6/01	730,000	1,560	1,510	9	1954	3	20,150	Y	N	16945 14TH AV NW
6	358530	0250	11/7/02	530,000	1,720	800	9	1958	3	48,787	Y	N	18522 SPRINGDALE CT NW
6	358590	0110	6/11/02	638,500	1,740	800	9	1949	3	23,000	Y	N	17740 13TH AV NW
6	358590	0415	8/5/02	705,000	1,780	400	9	1961	3	18,164	Y	N	1456 NW SPRINGDALE PL
6	358590	0570	8/8/02	806,000	1,800	1,800	9	1961	4	20,000	Y	N	17727 15TH AV NW
6	358650	0485	10/19/01	850,000	1,800	1,620	9	1954	3	20,500	Y	N	17019 12TH AV NW
6	358590	0115	4/18/01	550,000	1,810	780	9	1948	3	23,000	Y	N	17730 13TH AV NW
6	358590	0440	11/29/01	600,000	1,900	1,500	9	1961	3	20,000	Y	N	18113 14TH AV NW
6	358590	0215	6/14/02	787,500	2,220	2,220	9	1958	3	20,240	Y	N	17777 13TH AV NW
6	358650	0140	1/22/01	860,000	2,320	1,190	9	1987	3	28,170	Y	N	17213 15TH AV NW
6	358650	0540	4/15/02	630,000	2,420	1,230	9	1955	5	19,406	Y	N	17240 13TH AV NW
6	358590	0520	12/7/01	650,000	2,440	400	9	1954	3	21,000	Y	N	17770 15TH AV NW
6	358650	0185	3/7/01	615,000	2,450	1,090	9	1955	3	23,924	Y	N	16751 15TH AV NW
6	358650	0580	4/19/01	557,697	2,550	280	9	1962	3	23,000	Y	N	17000 12TH AV NW
6	358650	1055	10/1/02	474,000	2,620	0	9	1961	4	27,700	N	N	1505 NW 167TH ST
6	025850	0050	10/5/01	522,000	2,690	280	9	1962	3	14,200	N	N	1055 NW 179TH PL
6	358590	0697	6/12/01	670,000	3,090	0	9	2001	3	20,000	N	N	1445 NW 188TH ST
6	358530	0160	1/11/01	760,000	3,150	530	9	1984	4	27,829	Y	N	18514 RIDGEFIELD RD NW
6	778535	0460	9/6/02	565,000	2,060	1,300	10	1980	3	16,285	N	N	400 NW 163RD ST
6	358590	0180	9/21/01	950,000	2,290	900	10	1969	5	31,200	Y	N	18219 13TH AV NW
6	778535	0710	3/22/01	435,000	2,340	0	10	1981	3	15,488	N	N	532 NW 162ND ST
6	358650	0465	7/8/02	927,000	2,380	2,270	10	1993	3	17,100	Y	N	17071 12TH AV NW
6	778535	0300	10/10/01	499,000	2,460	800	10	1981	3	21,857	N	N	619 NW 162ND ST
6	358590	1025	12/20/01	1,035,000	2,510	1,800	10	1982	3	32,093	Y	N	18401 17TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	778535	0390	6/7/01	537,000	3,200	0	10	1985	3	15,000	N	N	431 NW 162ND ST
6	778535	0650	1/11/02	550,000	3,340	0	10	1985	3	13,338	N	N	16208 5TH CT NW
6	778536	0280	4/2/01	601,000	3,440	0	10	1983	3	15,990	N	N	923 NW 165TH PL
6	778535	0370	11/25/02	545,000	3,580	0	10	1984	3	15,000	N	N	501 NW 162ND ST
6	778535	0520	6/5/02	585,000	3,770	0	10	1984	3	15,886	N	N	508 NW 163RD ST

Improved Sales Removed from this Annual Update Analysis

Area 1

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022603	9204	2/12/02	330,000	Estate Administrator, Guardian, or Executor
1	727710	0130	1/10/02	210,000	Related Party, Friend, or Neighbor
1	727710	0495	8/22/02	420,500	Diagnostic Outlier
1	727810	0205	5/24/01	227,000	Grade 5, not enough for analysis
1	727810	0235	7/2/01	325,000	Estate Administrator, Guardian, or Executor
1	727810	0250	7/23/01	255,000	Questionable Sale Per Appraisal
1	727810	0375	8/1/01	1,250,000	Waterfront Pcl, not enough for analysis
1	727810	0525	9/25/02	1,000,000	Waterfront Pcl, not enough for analysis
1	727810	0735	7/16/02	769,000	Relocation Sale to Service
1	727870	0380	4/29/02	216,332	Exempt from Excise Tax
1	727870	0380	8/23/02	289,000	Bankruptcy - Receiver or Trustee
1	728030	0107	2/7/01	475,000	Diagnostic Outlier
1	728030	0196	4/15/02	295,000	Estate Administrator, Guardian, or Executor
1	728030	0337	9/17/02	379,500	Diagnostic Outlier
1	728030	0337	3/26/01	375,000	Diagnostic Outlier
1	728490	0450	3/6/02	87,000	Quit Claim Deed
1	728490	0670	4/16/01	220,000	Teardown
2	012603	9111	8/27/02	175,000	Diagnostic Outlier
2	012603	9201	3/8/01	223,500	Imp Characteristics Changed Since Sale
2	012603	9470	9/24/01	500,000	More than 1 Imp
2	012603	9479	2/1/02	130,210	Related Party, Friend, or Neighbor
2	012603	9541	3/20/01	1,120,000	Diagnostic Outlier
2	012603	9555	4/5/01	300,000	Diagnostic Outlier
2	012603	9602	11/8/01	250,000	% Complete<100
2	012603	9608	8/14/02	280,000	Bankruptcy - Receiver or Trustee
2	012603	9676	9/21/01	169,950	Grade 5, not enough for analysis
2	022603	9079	4/27/01	168,000	Grade 5, not enough for analysis
2	022603	9132	2/26/02	400,000	Diagnostic Outlier
2	022603	9155	7/26/01	215,000	Questionable Sale per Sales Identification
2	022603	9155	2/9/01	175,000	Exempt from Excise Tax
2	022603	9168	8/20/01	142,807	Quit Claim Deed
2	022603	9217	11/25/02	238,500	Bankruptcy - Receiver or Trustee
2	183730	0310	1/28/02	210,000	Related Party, Friend, or Neighbor
2	262180	0060	3/20/01	301,000	Relocation Sale to Service
2	275970	0025	11/11/02	219,000	Exempt from Excise Tax
2	509630	0170	1/16/02	290,500	Relocation Sale to Service
2	517770	0045	6/6/02	267,500	Estate Administrator, Guardian, or Executor
2	550030	0050	11/19/02	260,000	Bankruptcy - Receiver or Trustee
2	664990	0090	8/23/02	555,000	Diagnostic Outlier
2	664990	0311	3/19/02	67,294	Quit Claim Deed
2	761870	0031	7/16/01	142,000	DOR Ratio
2	761870	0090	11/14/02	246,000	Grade 5, not enough for analysis
2	801800	0210	6/17/02	19,250	Partial Interest
2	801800	0300	9/17/02	300,000	Diagnostic Outlier
3	012603	9062	4/9/01	197,100	Obsolescence>0

Improved Sales Removed from this Annual Update Analysis

Area 1

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	025920	0070	7/3/01	296,000	Related Party, Friend, or Neighbor
3	040510	0140	12/5/01	155,000	Non Representative Sale
3	040510	0395	1/23/01	262,250	Relocation Sale to Service
3	064180	0040	8/2/02	322,500	Remodel not picked up yet
3	122603	9044	11/14/02	166,550	Diagnostic Outlier
3	122603	9091	1/24/01	215,000	Estate Administrator, Guardian, or Executor
3	286770	0035	11/28/01	138,512	Quit Claim Deed
3	329370	0498	9/4/01	313,000	Questionable Sale per Sales Identification
3	329370	0526	10/7/02	70,281	Quit Claim Deed
3	619070	0402	12/27/01	259,721	Estate Administrator, Guardian, or Executor
3	619070	0415	7/15/02	52,114	Quit Claim Deed
3	619070	0415	8/29/02	52,544	Partial Interest
3	619070	1112	7/16/02	200,000	Bankruptcy - Receiver or Trustee
3	619070	1485	7/16/01	29,340	Related Party, Friend, or Neighbor
3	619070	1485	11/5/01	29,340	Partial Interest
3	661950	0050	2/12/02	57,500	Related Party, Friend, or Neighbor
3	727930	0135	8/2/02	475,000	Sub Area 4, not enough for analysis
3	728230	0007	9/22/02	380,000	Diagnostic Outlier
3	728230	0015	1/19/01	153,276	Exempt from Excise Tax
3	728230	0100	2/8/01	97,000	Related Party, Friend, or Neighbor
3	728230	0225	10/25/02	245,000	Estate Administrator, Guardian, or Executor
3	728230	0245	12/21/02	112,000	Statement to DOR
3	729000	0060	11/15/01	235,000	Estate Administrator, Guardian, or Executor
3	750800	0010	12/9/02	209,000	Bankruptcy - Receiver or Trustee
3	750800	0025	1/29/01	144,389	Quit Claim Deed
3	896330	0055	1/4/01	250,000	Partial Interest
3	926570	0025	12/12/02	67,880	DOR Ratio
3	950850	0080	12/12/02	240,000	Fair Condition, not enough for analysis
4	264100	0040	1/24/02	952,100	Related Party, Friend, or Neighbor
4	330470	0021	7/11/02	1,202,250	Sub Area 4, not enough for analysis
4	330470	0231	5/24/02	3,250,000	Sub Area 4, not enough for analysis
4	330470	0250	5/24/01	6,950,000	More than 1 Imp
4	330470	0251	7/27/01	3,500,000	More than 1 Imp
4	330470	0271	6/3/02	2,075,000	Sub Area 4, not enough for analysis
4	330470	0290	6/29/01	4,475,000	Sub Area 4, not enough for analysis
4	330470	0300	6/26/02	1,583,350	Related Party, Friend, or Neighbor
4	330470	0311	1/25/01	4,908,000	Relocation Sale to Service
4	330470	0311	3/8/01	4,908,000	Sub Area 4, not enough for analysis
4	330470	0360	8/1/01	2,745,000	More than 1 Imp
6	244750	0025	3/25/02	530,500	Obsolescence>0
6	358530	0050	6/6/02	330,000	Quit Claim Deed
6	358590	0115	10/20/02	840,000	Remodel not picked up yet
6	358590	0155	8/1/01	1,100,000	Diagnostic Outlier
6	358590	0650	6/18/01	600,000	Estate Administrator, Guardian, or Executor
6	358590	0915	11/15/02	384,950	Relocation Sale to Service

Improved Sales Removed from this Annual Update Analysis

Area 1

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	358590	1010	9/1/01	640,000	Obsolescence>0
6	358650	0540	3/19/02	630,000	Relocation Sale to Service
6	358650	0940	7/22/02	89,481	Related Party, Friend, or Neighbor
6	358650	1060	7/16/02	679,000	Diagnostic Outlier
6	778535	0040	12/12/01	560,000	Grade 11, not enough for analysis
6	778536	0300	3/23/01	425,000	Diagnostic Outlier

Vacant Sales Used in this Annual Update Analysis
Area 1

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	022603	9019	4/9/01	208,500	8,648	Y	N
1	022603	9271	4/29/01	127,500	6,800	Y	N
1	022603	9372	3/27/02	150,000	4,371	Y	N
1	727710	0110	8/26/02	202,000	7,200	Y	N
1	728030	0182	4/25/02	290,000	12,552	Y	N
1	728030	0335	3/26/01	211,500	8,420	Y	N
2	012603	9469	9/24/01	500,000	29,770	N	N
2	012603	9602	11/8/01	250,000	11,230	Y	N
2	329880	0010	4/27/01	154,000	20,807	N	N
2	761870	0031	7/16/01	142,000	10,721	Y	N
2	761870	0100	4/19/01	125,000	15,066	N	N
3	728230	0007	3/14/02	77,000	8,179	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 1

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	022603	9321	4/30/02	17,500	Sale to Government Agency

